

RORY MACK

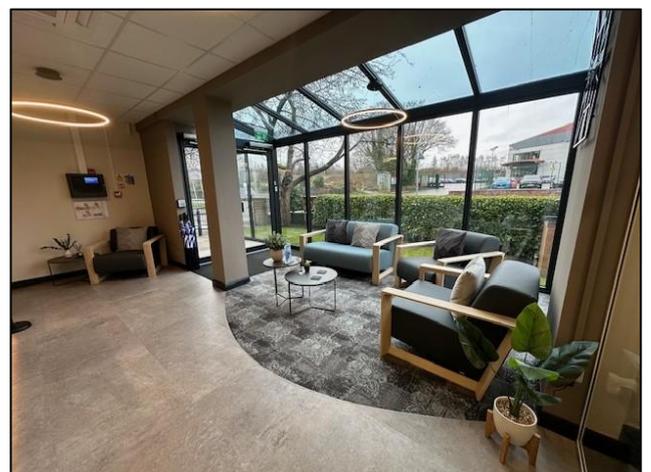
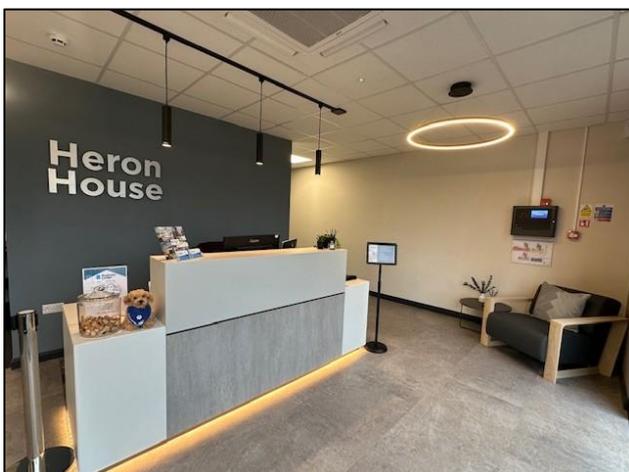
ASSOCIATES



HERON HOUSE, 120 GROVE ROAD, HERON CROSS, STOKE-ON-TRENT, ST4 4LX.

**TO LET:
FROM £314
PCM**

- Various office units available with all-inclusive rents
- Recently refurbished to fantastic specification ready for immediate occupation
- Units available for 1 person up to an entire floor for 50 people
- Onsite parking available
- Onsite gym available to tenants
- Flexible terms available



HERON HOUSE, 120 GROVE ROAD, HERON CROSS, STOKE-ON-TRENT, ST4 4LX

GENERAL DESCRIPTION

Heron House is an award winning, contemporary Flexible Serviced Office Provider.

This modern newly refurbished office building provides contemporary flexible office space, co-working, meeting rooms and virtual office services located in a prominent position close to the A500 and A50. The offices are located over four floors and offices have individually controlled air conditioning, alarm and all clients have 24hr access to their individual offices.

The building has a modern welcoming reception and the onsite team provide a fantastic first impression for clients and create an excellent environment in which to do business. The building has ample free secure car parking on site for clients and their visitors. It also benefits from a professional, friendly working environment including an on-site gym, break out areas with kitchen as well as a Grab 'n' Go snack area. The building features high-spec serviced facilities and virtual offices, meeting rooms and conference suites are also available. There is an onsite support team dedicated to dealing with all client requirements. The new system infrastructure and VoIP telephone system is of the latest standards with Cat 6 cabling installed throughout.

LOCATION

Heron House is perfectly located for commuters and users of Public Transport with close proximity to Hanley town centre, Stoke train station and easy access to the M6, A500 and A50.

VAT

VAT will be charged on all rental outgoings.

TENURE

Terms are flexible and by negotiation.

SERVICES

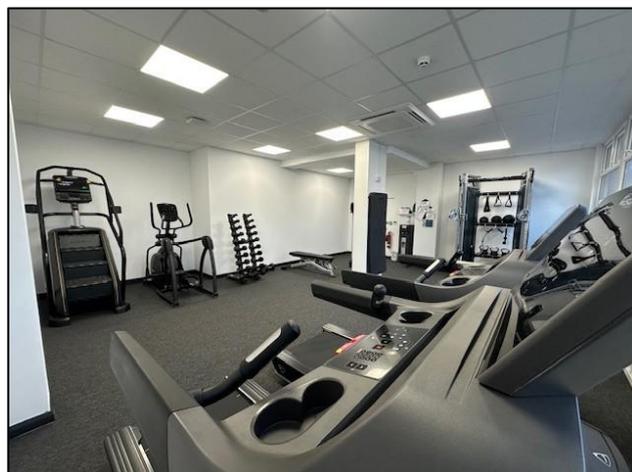
- Meeting Room Facilities
- Virtual Office Services
- Co-Working Options Available (To Follow)
- Fully Furnished Suites with Air Conditioning
- Company Registered Address Service
- Ample Secure Onsite Car Parking with a number plate recognition system in place with Electric Vehicle Charge Points (To Follow). Including an overflow Car Park.
- Daily Manned Reception Offering Call Answering and Business Support
- Onsite Gym with Free Membership for all clients
- Grab N Go Food & Beverage Facility.
- Modern Breakout Areas.
- 24/7 Access with Monitored Security Systems and CCTV.
- Cutting Edge Telephone Systems and Data Connectivity.
- Vibrant Business Community with networking opportunities.

ACCOMMODATION

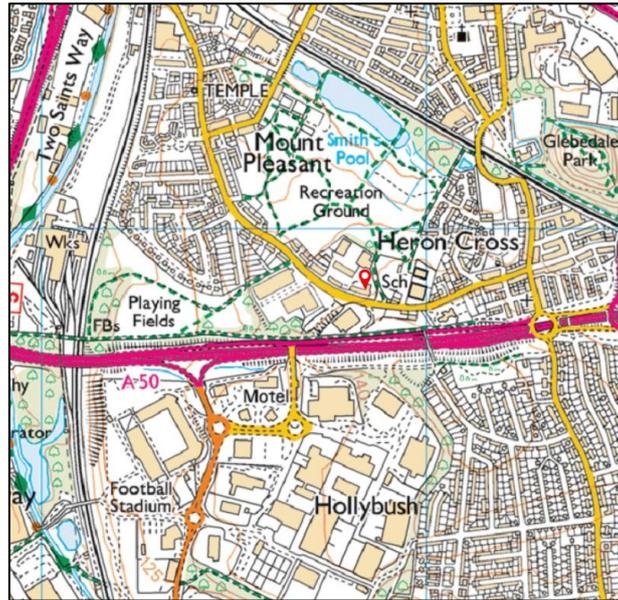
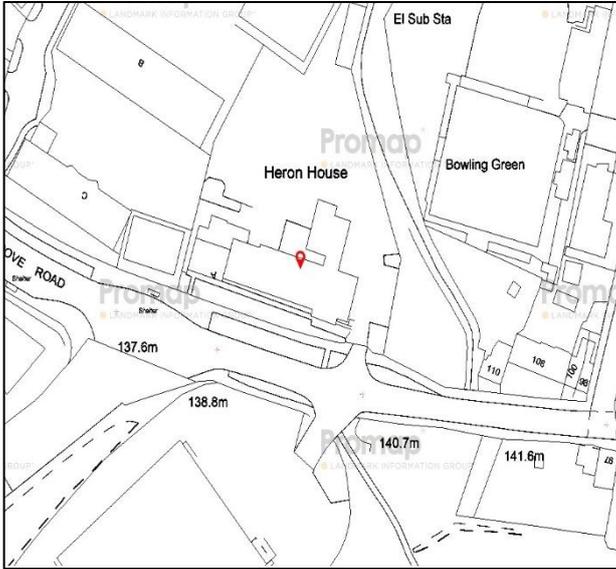
There is a variety of spaces available from single desks to entire floors for up to 50 people. Prices start from £314 per month for a 2-person office. Please enquire for further information.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



**HERON HOUSE, 120 GROVE ROAD,
HERON CROSS, STOKE-ON-TRENT,
ST4 4LX**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements